



Staff Report PC23-016-DP

Greenview Phase 2 Development Plan

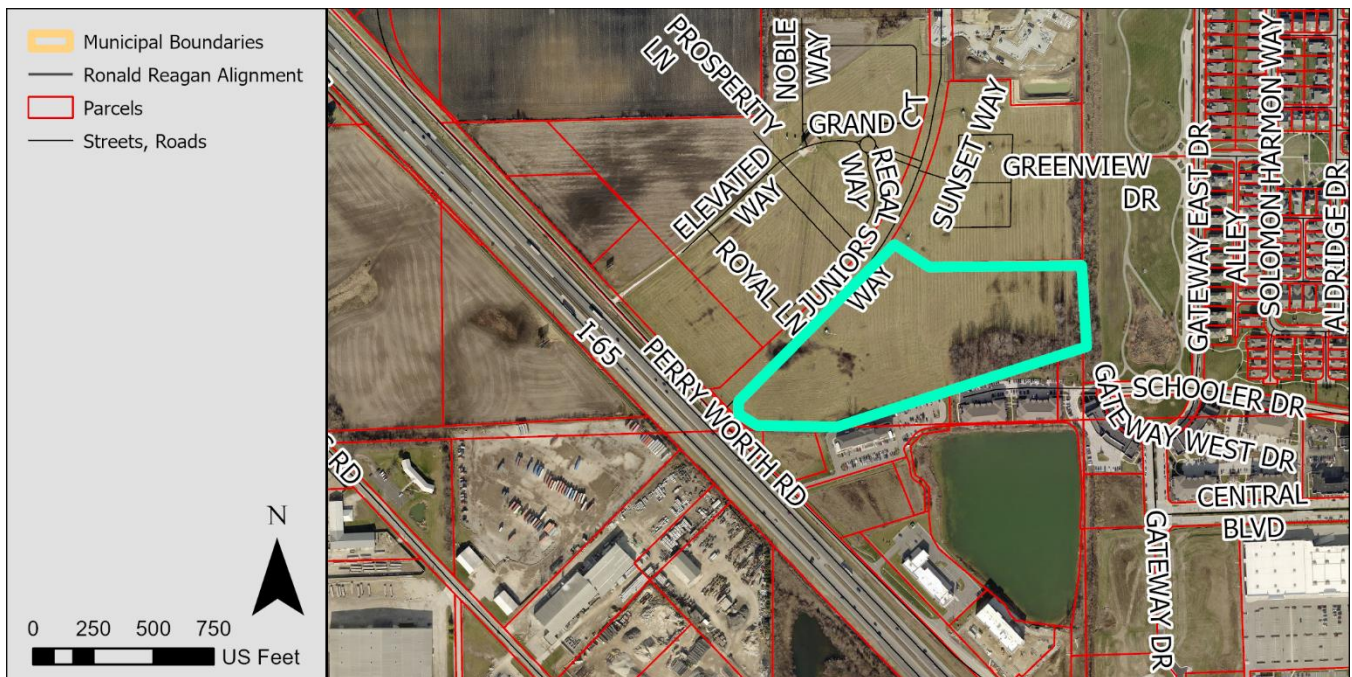
Meeting Date: May 8, 2023

Docket PC23-016-DP – Development Plan – Greenview Phase 2

The petitioner is requesting a review of a Development Plan to be known as Greenview Phase 2. The site in question is located east of Juniors Way near the intersection of Juniors Way and Perry Worth Road. The site is zoned Mixed-Use Commercial, Office, Residential (MU-COR). The petitioner is proposing to build a 188-unit multi-family apartment community comprising of three residential structures, with parking and an amenity center on approximately 12.53 acres. The applicant and owner is Whitestown Multifamily II, LLC.

Location

Located on the east side of Juniors Way, near the intersection of Perry Worth Road and Juniors Way. The surrounding area is characterized by residential and commercial uses. Gateway Park is located to the east of the site and Interstate-65 is located to the south.



History

1. In 2018, the Whitestown Plan Commission approved a rezone (PC18-015-ZA Emmis Tower Property), rezoning 70 acres from I-1 Light Industrial to UB Urban Business.
2. In 2020, the Whitestown Plan Commission approved a rezone PC20-058-ZA Emmis Property Rezone, rezoning 56.59 acres from UB Urban Business to MU-COR Mixed Use Commercial Office Residential. Town Council Adopted the rezone (ORD 2020-13).
3. In 2021, the Whitestown Plan Commission approved a development known as SCP Multi-family, this approved 216 apartment dwelling units (PC21-008-DP).
4. In 2021, the Whitestown Plan Commission approved a Primary Plat on what is commonly known as the Emmis Property (PC21-009-PP).
5. In 2023, The Whitestown Plan Commission approved a Concept Plan known as Greenview Phase 2, This approved the concept of 188 apartment dwelling units. (PC23-013-CP).

Proposed Development

The proposed development is located on approximately 12.53 acres. The site is currently vacant except for a shared retention pond with the site to the north.

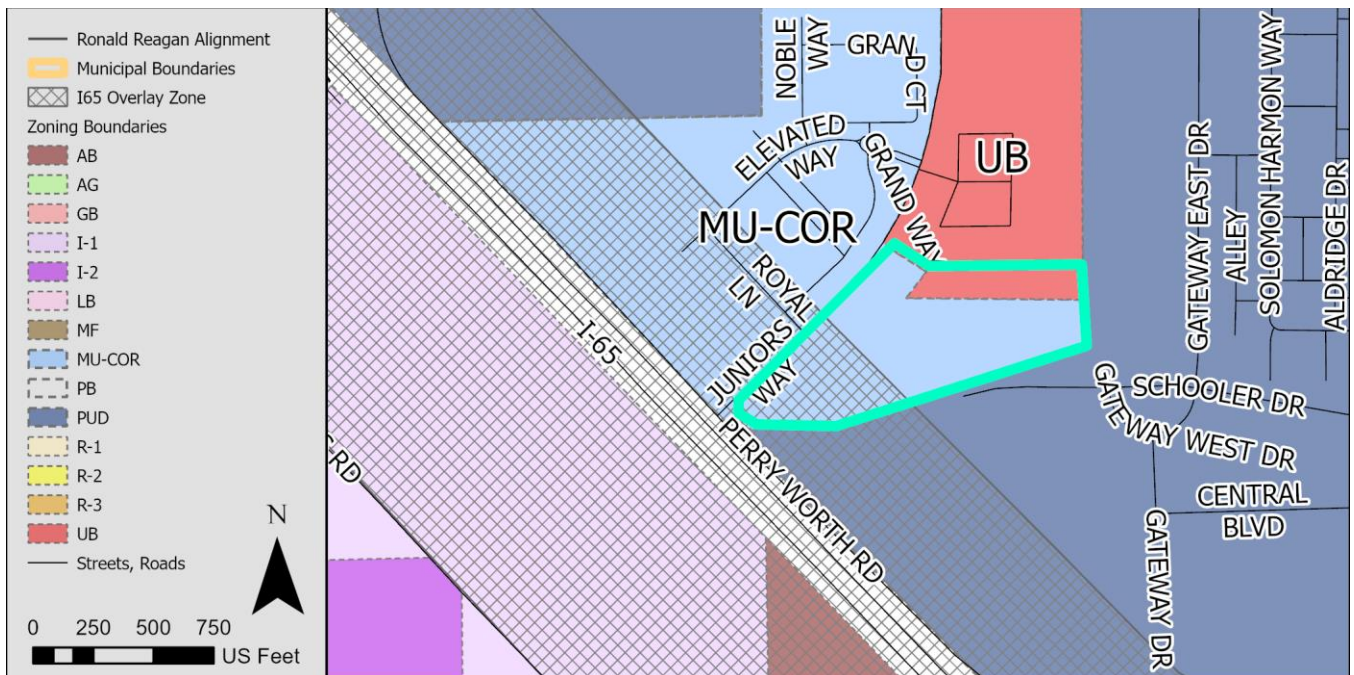
The submitted plans and materials indicate the following:

- Proposed 188-unit multi-family rental apartment complex
 - Proposed density of 15 units per acre where the maximum is 15
 - 3 residential structures with ancillary amenity facilities
- Proposed onsite parking:
 - 388 standard parking stalls
 - 38 bicycle parking spaces
- Two access points to the site off Juniors Way.
- Pedestrian network along Juniors Way and internal to the site; and, Proposed sidewalk connection to schooler drive
- Amenity center and dog park.

Zoning

The site in question is zoned Mixed-Use Commercial, Office, Residential (MU-COR). “This district is established to accommodate developments containing a variety of commercial, office, and residential uses. Development in this district requires connection to public water and public sewers and development plan approval.” Permitted uses include but are not limited to single, two-family, and multi-family dwellings, restaurants, offices, and hotels.

A portion of the site is zoned I-65 Overlay. The Overlay “is established to provide consistent and coordinated treatment of the properties along I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.”



Staff Recommendation

Staff is providing a favorable recommendation for the Greenview Phase 2 Development Plan Docket PC23-016-DP

Greenview Apartments Phase 2. The petitioner is proposing to construct three apartment buildings totaling 85,636 sq. ft and 188 units, amenities, and associated parking and amenity on approximately 12.53 acres.

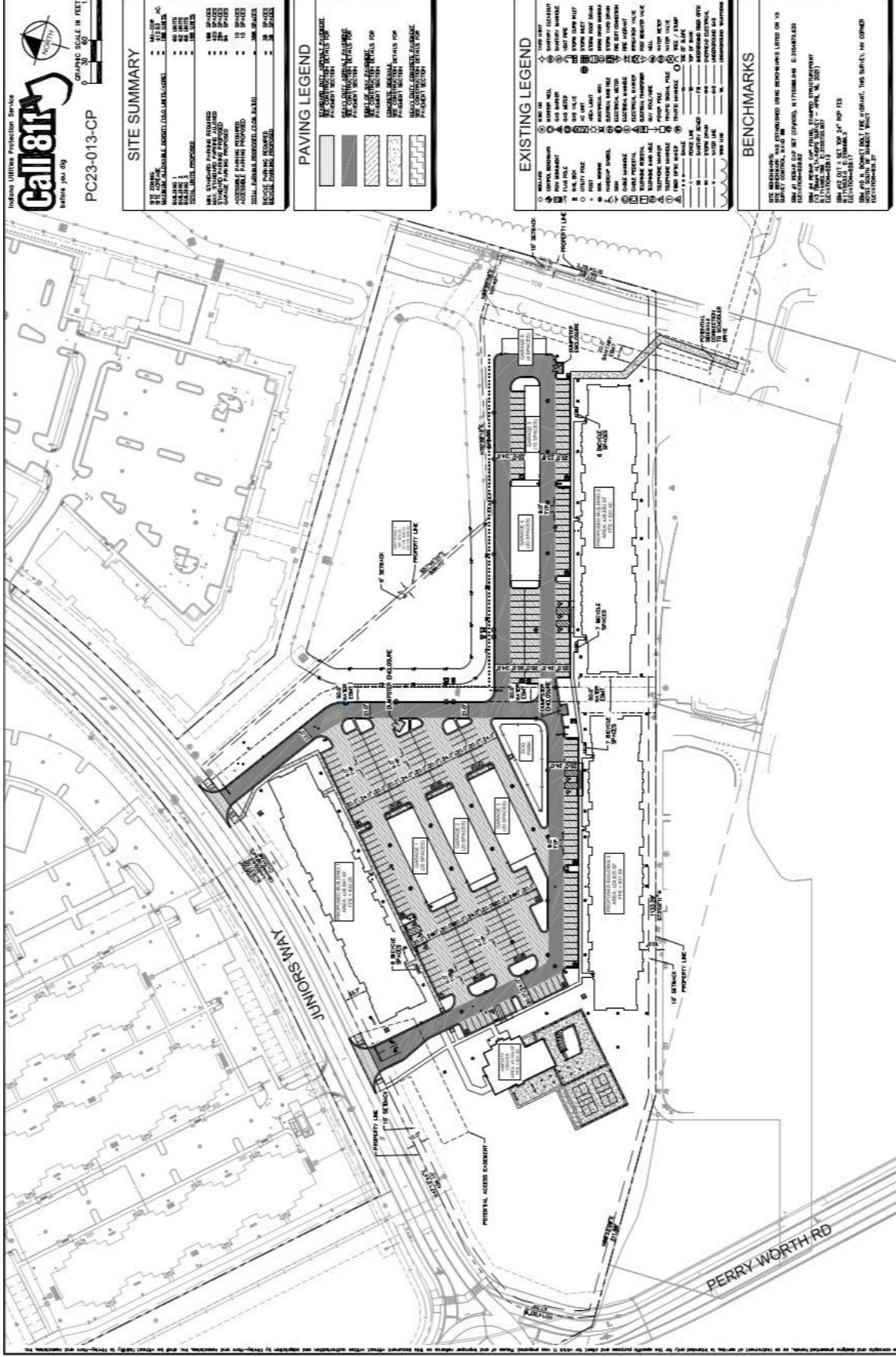
Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

If Plan Commission provides a favorable recommendation, staff recommends the following conditions:

1. *Sanitary sewer routing and any other outstanding Public Work TAC Comments must be addressed prior to building permits.*

Materials Submitted by the Applicant





March 30, 2023

Ms. Jill Conniff
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Greenview Apartment Phase 2*

Location: 5875 Perry Worth Road, Whitestown, IN – Portion of the existing Emmis Communications Parcel (South of Greenview Apartment Phase 1 and to the east of Juniors Way).

The project site is currently zoned MU-COR and a portion is in the I-65 Corridor Overlay. The scope of the project is to develop a 3 Building 188 Unit multifamily development on 12.53 acres with associated amenity center, access drives, parking areas and utilities to serve the buildings. As a part of the project, an existing stormwater detention pond will be expanded on the northern portion of the site. The project will utilize existing sanitary sewer services that connect to a public main along Schooler Drive and a public watermain that runs along the northern portion of the project site. The development of the site will include approximately 388 parking spaces including garage spaces. The site preparation will include extension of a wet detention pond and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. Two curb cuts are proposed off of Juniors Way.

Please contact me at (317) 218-9560 or Liam.Sawyer@kimley-horn.com should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Liam Sawyer". The signature is written in a cursive style with a long horizontal flourish at the end.

Liam D. Sawyer, P.E.
Project Manager

